

Department of Planning, Housing and Infrastructure

Our ref: SSD-49472213

Mr Stephen Barry
Planning Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Via email: [REDACTED]

19 March 2025

Subject: Pathways Cremorne – Seniors Housing (SSD-49472213) – Request for Further Information

Dear Mr Barry

I refer to your letter dated 11 March 2025, seeking the Department of Planning Housing and Infrastructure's (the Department) response to the NSW Independent Planning Commission's (Commission) request for further information to assist in its consideration of the Pathways Cremorne – Seniors Housing State significant development (SSD) application.

In response to the Commission's request for further information on the permissibility of the proposed café use, the Department advises that the proposed café use was assessed as being ancillary to the dominant seniors housing land use. This was on the basis that the café has been designed as an integrated component of the development that would operate in a subservient manner to serve the daily needs of the future occupants.

In forming this position, the Department had regard to Planning Circular PS 21-008 How to characterise development and noted the following in its characterisation of the proposed café as an ancillary use:

- the café has been designed to serve the seniors housing development (i.e. the dominant use) and will serve the future seniors housing residents and offer a space for social interaction
- the proposed café use occupies 62 sqm (0.45%) of floor area on the ground floor of proposed Building 3, and represents a minor component of the proposed development when compared to the 13,831 sqm of GFA of the entire seniors housing proposal
- it is not uncommon for seniors housing facilities to be provided with on-site facilities, such as a café, that deliver high levels of amenity for residents
- the café use would not have been proposed on the subject site without being integrated into a larger dominant land use
- the design and location of the café are integrated into the proposed development that also helps to activate the public through-site link, as opposed to a stand-alone structure.

We trust the additional information assists the Commission in reaching a determination on the SSD application.

Please do not hesitate to contact Peter McManus, Team Leader on [REDACTED] if you require any further information or clarification on these matters.

Yours sincerely,



Paulina Wythes
Director
Social and Diverse Housing Assessment